

NO TRANSFER  
TAX PAID

**QUITCLAIM DEED**  
**With Covenant**  
**000835**

16-70

**KNOW ALL MEN BY THESE PRESENTS**, that I, Genoria A. Maddie, of Waterville, County of Kennebec, State of Maine, for no consideration,

**grant to** Genoria A. Maddie, Trustee, of the Genoria A. Maddie Living Trust dated January 7, 1997, and any amendments thereto, her heirs and assigns forever, whose address is 40 Webb Road, Waterville, County of Kennebec, State of Maine,

**With Quitclaim Covenants**, the land in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

Beginning at a point at the southeast corner of the land now or formerly owned by Gerald Veilleux, which point is marked by an iron pin; thence proceeding south sixty-four degrees forty-two minutes twenty-one seconds east (S 64° 42' 21" E) for a distance of sixty and three hundredths (60.03') feet; thence turning and running south eleven degrees six minutes fifty-nine seconds west (S 11° 06' 59" W) a distance of eight hundred eleven and forty-four hundredths feet (811.44') to an iron pin in the ground; thence turning and running south eighty-three degrees fifty-nine minutes twenty-eight seconds west (S 83° 59' 28" W) a distance of three hundred eighty-two and one-tenth (382.1') feet to an iron pin in the ground; thence turning and running north forty-one degrees thirty-one minutes one second west (N 41° 31' 01" W) a distance of eight hundred seventy-eight and thirty-eight hundredths (878.38') feet to an iron pin in the ground; thence turning and running north thirty-six degrees fifty-eight minutes thirty-four second west (N 36° 58' 34" W) a distance of six hundred twenty-five and twenty-four hundredths (625.24') feet to an iron pin in the ground; thence turning north fifty-three degrees one minute twenty-six seconds east (N 53° 01' 26" E) a distance of fifty feet to an iron pin in the ground; thence south thirty-six degrees fifty-eight minutes thirty-four seconds east (S 36° 58' 34" E) a distance of six hundred eighteen and ninety-two hundredths (618.92') feet to an iron pin; thence turning north forty-five degrees forty-nine minutes eleven seconds east (N 45° 49' 11" E) for a distance of six hundred thirty-two and thirty-two hundredths (632.32') feet to an iron pin; thence turning and running south sixty-four degrees forty-two minutes twenty-one seconds east (S 64° 42' 21" E) for a distance of six hundred thirty-five and seventy-four hundredths (635.74') feet to an iron pin in the ground and the point of beginning. Containing 17.43 acres.

Also conveying to the Grantee, her heirs and assigns, all existing right of ways including the right of ingress and egress to the former Legare Home including said right of ways from the West River Road, Webb Road and Eight Rod Road.

Also conveying to the Grantee, her heirs and assigns, the existing mobile home park sewer and water services for said Legare Home at metered rates consistent with Waterville rates. All sums due for sewer or water services shall be paid by Grantee, her heirs or assigns, to David Green, his heirs or assigns on a periodic basis to be determined between the parties, as noted in Deed from Russell Legare and Gloria Legare to said Green, reference below.

Being the same parcel that was excluded from the conveyance from said Legares to David Green and recorded in the Kennebec Registry of Deeds in Book 2500, Page 205.

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Reference is made to restrictions contained in a deed to said Legares by deed of William and Mary Schoenthaler dated November 6, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1868, Page 198.

Also another certain lot or parcel of land situated in said Waterville bounded and described as follows:

Beginning at a point located in south boundary of the Webb Road, so-called, which point marks the northwest corner of land formerly owned by Chesley H. Black and Delight H. Black, and also the northeast corner of land now or formerly owned by Carl Bailey; thence running easterly along the south boundary of the Webb Road, a distance of fifty (50) feet to an iron pin set in the ground; thence running southerly and parallel with the west boundary of land formerly of the said Blacks, a distance of eight hundred thirty-one (831) feet, more or less, to an iron pin located in the south boundary of land now or formerly of the said Blacks; thence running westerly along the south boundary of land formerly of the said Blacks, a distance of fifty (50) feet, more or less, to the west boundary of land formerly of the said Blacks; thence running northerly along the west boundary of the land formerly of the said Blacks a distance of eight hundred thirty-one (831) feet to the point of beginning.

Meaning and intending to convey a strip of land fifty (50) feet in width and eight hundred thirty-one (831) feet, more or less.

Being the same premises conveyed to Lee Maddie and Genoria A. Maddie, as joint tenants, by deed of Russell Legare and Gloria Legare on October 15, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2621, Page 149. Genoria A. Maddie claims sole title to the above described property as the surviving joint tenant. Lee Maddie died on May 14, 1994.

**In Witness Whereof** I have hereunto set my hand this 7th day of the month of January, A.D. 1997.

Signed and Delivered in  
the presence of

Wayne R. Theriault

Genoria A. Maddie  
Genoria A. Maddie

State of Maine  
County of Kennebec

ss.

January 7, 1997.

Then personally appeared the above named Genoria A. Maddie and acknowledged the foregoing instrument to be her free act and deed. Before me,

RECEIVED KENNEBEC SS.

97 JAN 13 AM 9:00

ATTEST: Theresa Ruth Munn  
REGISTER OF DEEDS

Nancy S. Tebbetts  
Notary Public

Nancy S. Tebbetts  
My Commission Expires  
May 18, 1999

